



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Sara L. Hensley

SUBJECT: SEE BELOW

DATE: 02-04-04

Approved

Date

Council District: 4

SNI Area: N/A

SUBJECT: APPROVAL OF A TURNKEY PARKLAND AGREEMENT WITH PULTE HOME CORPORATION TO CONSTRUCT ADDITIONAL SPORTS FIELDS AT FLICKINGER PARK

RECOMMENDATION

Approval of a Turnkey Parkland Agreement with Pulte Home Corporation for sports field improvements at Flickinger Park as required by Tentative Map No. PT 03-051.

BACKGROUND

On September 2, 2003, Pulte Home Corporation (the Developer) obtained a planned development rezoning (PDC03-038) on a 9.17 gross-acre site located on the east side of Flickinger Avenue, approximately 600 feet south of Hostetter Road, in Council District 4. The rezoning changed the land-use designation from A Agriculture to A Planned Development (PD) to allow up to 84 single-family detached homes. On December 5, 2003, the Director of the Department of Planning, Building and Code Enforcement approved the associated Tentative Map No. PT03-051 for the project. Prior to the final map approval for the housing project, and in accordance with the provisions of the Parkland Dedication Ordinance (Title 19, Chapter 19.38 of the San José Municipal Code), the Developer must satisfy the parkland dedication obligation associated with the housing lots being proposed for the subdivision. The Developer has offered to increase the capacity of sports fields located at Flickinger Park to satisfy its parkland dedication obligation by adding improvements to the site.

ANALYSIS

The Tentative Map contains a condition stating the development is subject to the requirements of the Parkland Dedication Ordinance for the dedication of land for park purposes, under the

formula contained within the Chapter. The proposed renovation and construction of an additional little league field at Flickinger Park will fulfill the Developer's obligation under the Parkland Dedication Ordinance for PT03-051.

The Turnkey Parkland Agreement calls for improvements to include the construction of a second little league field with an overlapping soccer field in the southwest corner and a proposed tee-ball field in the southeast corner of the park, as shown on the attached plan. Other improvements include concrete walkways, concrete vehicular paving, relocation of existing and installation of new score boards, erosion control, pruning and protection of existing trees, installation of drainage improvements, installation of electrical improvements, decomposed granite paving, installation of infield ballfield fines, the placement of four trash receptacles, installation of one drinking fountain, installation of base pads and home plate, a baseball backstop, two dugouts with player benches, two bleachers and fencing.

In conjunction with these improvements the project will include general site grading and soil preparation, installation of 165 shrubs, installation of 33 15-gallon trees, turf renovation, irrigation improvements to water the new landscape material, and a 90-day landscape maintenance period to begin when the last shrub, tree or turf is installed. The agreement requires all park improvements to be designed and constructed in accordance with City standard specifications.

Staff recommends that the City enter into a Turnkey Parkland Agreement with Pulte Home Corporation to improve Flickinger Park per the above conditions. Staff anticipates that the improvements will take six months to design, and 12 to 18 months to construct the improvements as scheduled around the use of the existing sport leagues.

PUBLIC OUTREACH

A community meeting to discuss the proposed housing project with neighbors was held on May 12, 2003. The primary issues addressed during the meeting were housing project design, the proposed number of people per unit, parking, and the improvements proposed to Flickinger Park.

COORDINATION

This memorandum has been coordinated with the City Attorney's Office; the Departments of Planning, Building and Code Enforcement, Public Works, and General Services; and the City Manager's Budget Office.

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to Construct Additional Sports Fields at Flickinger Park**

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COST IMPLICATIONS

The Turnkey Parkland Agreement provides the City with an alternative source to acquire and/or develop parkland. This project will provide \$1 million in improvements to Flickinger Park. This project is estimated to be completed in 2005-2006 and will result in an overall increase in maintenance costs by \$5,000 annually. The additional General Fund maintenance costs will be factored into the Five-Year General Fund Forecast and will be considered in the development of the annual operating budget.

CEQA

Mitigated Negative Declaration, PDC03-038.

SARA L. HENSLEY
Director of Parks, Recreation
and Neighborhood Services

Attachment A: Conceptual Site Plan